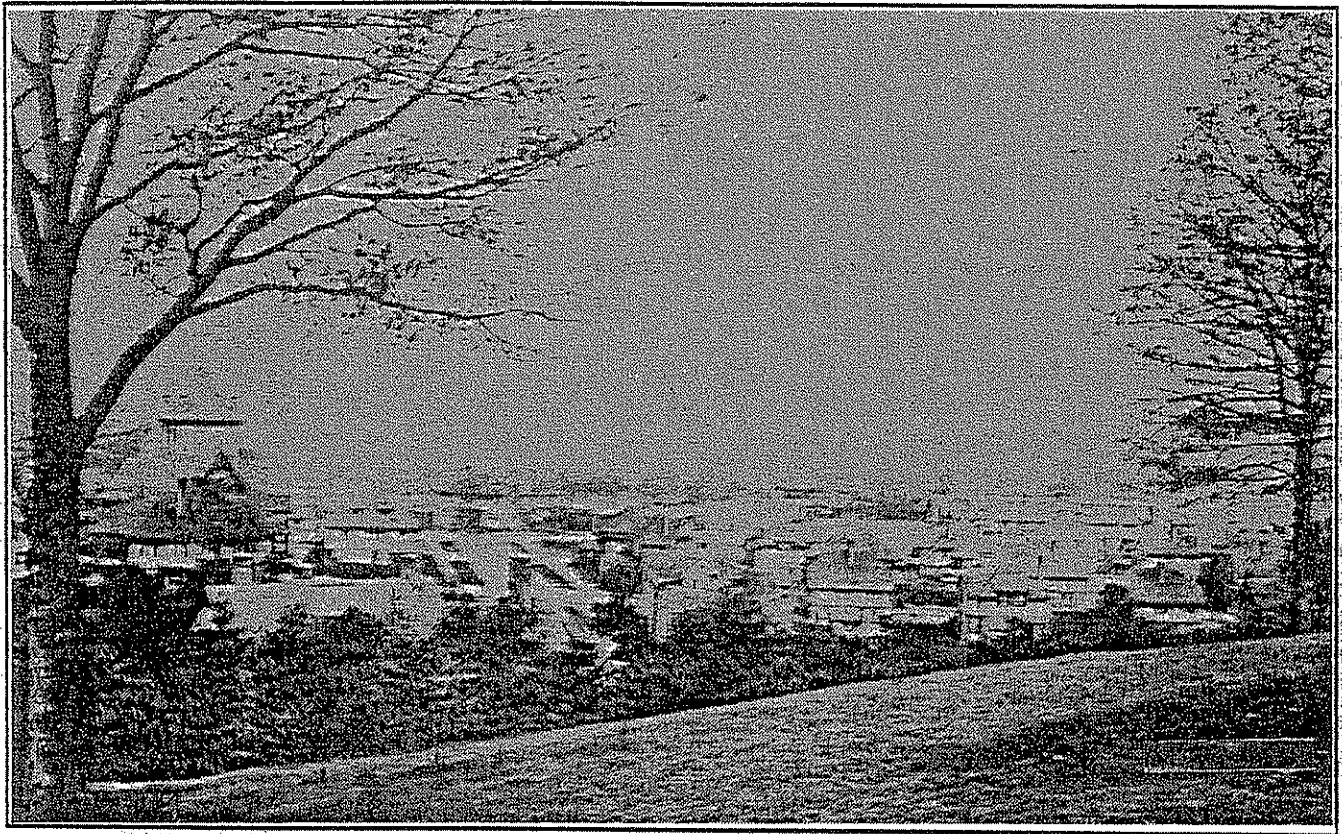

BILTMORE VILLAGE HISTORIC DISTRICT DESIGN GUIDELINES

BOOK 2 DESIGN GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS IN BILTMORE VILLAGE



Historic Resources Commission
Asheville, North Carolina

BILTMORE VILLAGE HISTORIC DISTRICT DESIGN GUIDELINES

BOOK 2 DESIGN GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS IN BILTMORE VILLAGE

**Historic Resources Commission
Asheville, North Carolina**

October 1, 1988

CREDITS

The development of these guidelines has been a project of the Historic Resources Commission of Asheville and Buncombe County, Doug Swaim, Director.

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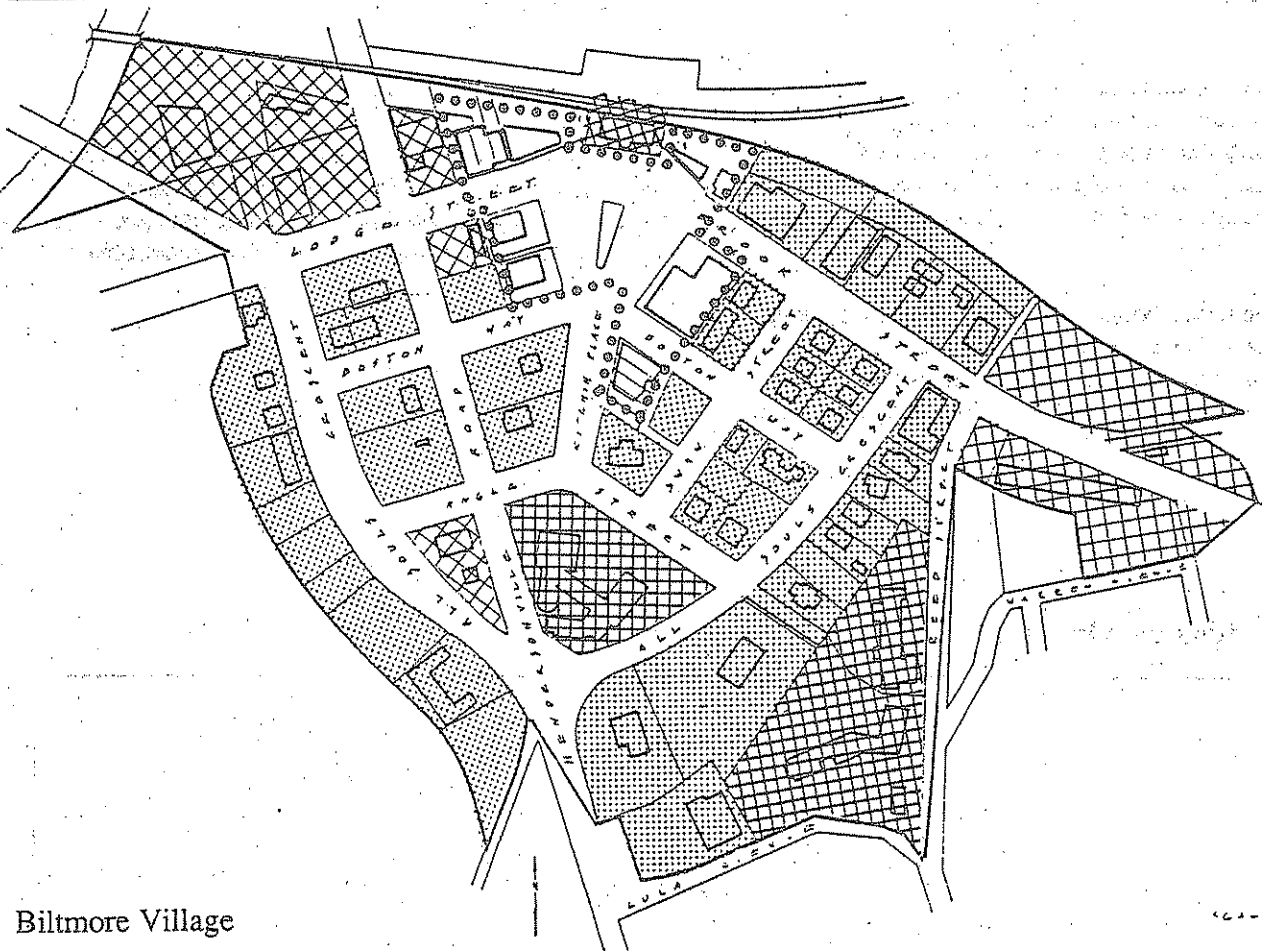
Illustrations:

Special appreciation is expressed to the Biltmore Estate for assistance in researching historic photographs and architectural drawings. Historic drawings published in these books are by Richard Sharp Smith, except where noted, courtesy of the Historic Resources Commission. Historic post cards are courtesy of Robert Griffin, Architect.

Map Orientation:

It is normal convention to orient all maps with North placed at the top of the page. However, several early maps of Biltmore Village were drawn in the opposite orientation. To preserve original wording on these maps, they are presented in their original configuration.

THE SUB-AREAS OF BILTMORE VILLAGE



Biltmore Village

64-2 1000'

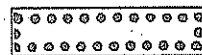
INSTITUTIONAL AREAS



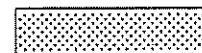
MIXED USE AREAS



COMMERCIAL CORE



COTTAGE AREAS



PREFACE

This booklet contains specific guidelines for rehabilitation of existing buildings in the Biltmore Village Historic District, and should be used as a guide in all rehabilitation projects that involve work that will be visible to the public. Guidelines apply to both historic and non-historic buildings.

In addition to this booklet, there are two other guidelines publications: Book 1 provides a general introduction and policies for the district as well guidelines for site design and signs. That book should be consulted in conjunction

with this one on rehabilitation.

The third booklet, Book 3, provides principles for new construction, including major additions to existing buildings. If your project includes an addition, you should also refer to the appropriate chapter in the third booklet.

WHICH BOOKS APPLY:

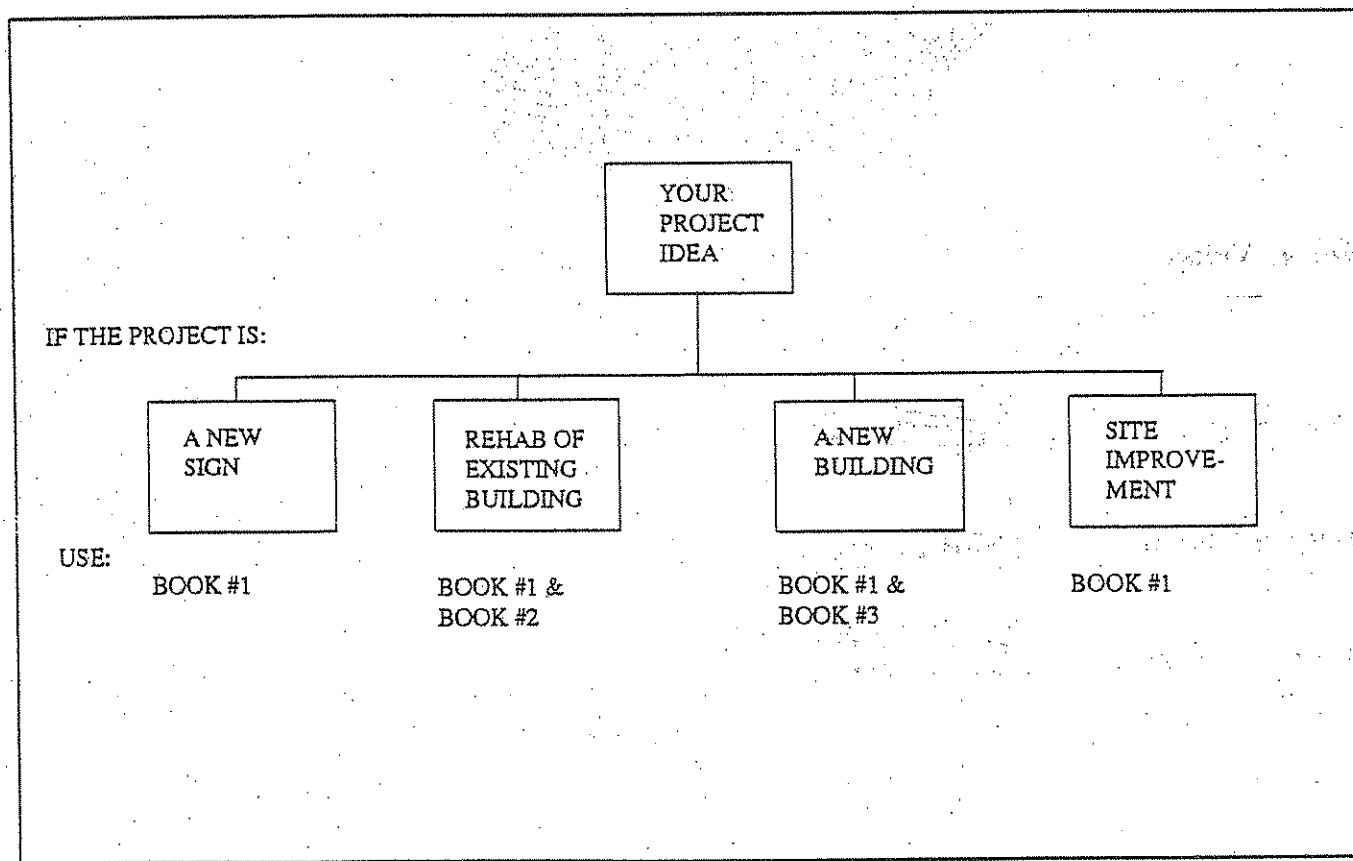


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CHAPTER 1: INTRODUCTION TO DESIGN REVIEW IN BILTMORE VILLAGE

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CHAPTER 1: INTRODUCTION TO DESIGN REVIEW IN BILTMORE VILLAGE

SCOPE OF THE GUIDELINES

All exterior changes, including renovation and new construction, are subject to design review in the Biltmore Village Historic District. This includes any work requiring a building permit as well as any exterior painting, sign alteration, landscape work, building illumination, or any minor maintenance and repair items that may change the physical character of the exterior of a building or portions of its site that are visible from a public way.

The guidelines for rehabilitation provide design principles for historic structures and also for buildings that are not designated as having historic value. (These are called "non-contributing buildings"). Professional surveyors determined the historic significance for each building in a building-by-building analysis, and the results of this evaluation are on file with the Historic Resources Commission. You should refer to this information in determining which of the guidelines apply to your project.

HOW THE GUIDELINES ARE ORGANIZED

The design guidelines are organized in 3 booklets:

BOOK ONE contains Overview materials that apply to all construction in the district. This book includes a general explanation of the historic design concept for the village as it was envisioned by Olmsted, Hunt, Smith, and Vanderbilt as well as an explanation of the goals for preservation and development in the Village.

Some specific design guidelines found in Book One are:

- Site design
- Signs
- Color
- Illumination

BOOK TWO contains Guidelines for Rehabilitation of existing buildings. It is divided into sections that address specific design issues for a range of building types and styles that exist in the Village. The building types include:

- Individual Landmark Structures (most were designed by R. M. Hunt).
- Commercial-type buildings (found in the Village Core).

- Historic Cottages (most were designed by R. S. Smith).
- Auto-oriented commercial buildings (later additions to the village).

BOOK THREE contains Guidelines for New Construction and Additions. Compatibility with the surrounding context is a basic principle underlying these guidelines, and they include concepts that correspond to different sub-areas within the District that have distinct characteristics. Separate chapters address:

- Reconstructing an historic building.
- Designing a new building in the historic style.
- Developing a "contemporary" design.

ESTABLISH A GENERAL APPROACH

Will the project be a major overhaul of the exterior? Or do you plan to execute minor repairs and improvements? Here are some basic steps to follow in determining your general approach:

1. Identify the building type. Special guidelines apply to each building type, so you must know which classification is appropriate for your building. See Chapter 4, Book 1.
2. Determine its historic significance. Many buildings are of historic importance and this will mean that additional guidelines apply. To determine historic significance, inquire at the Historic Resources Commission.
3. Determine its state of "intactness." If most original elements remain intact, a more pure preservation approach will be appropriate.
4. Evaluate its context. When sited between two historically significant buildings, it will be especially important to strengthen the visual harmony of the block with your design.

The primary objectives of a rehabilitation plan for your historic structure should be:

- The preservation of all important or "character-defining" architectural materials and features of the building.

AND

- Provision for a safe and an efficient contemporary use.

DETERMINE THE CONTENTS OF YOUR REHABILITATION PLAN

Your plan should contain strategies for each of these three types of work:

- Protection and maintenance of historic features that survive in generally good condition.
- Repair of historic materials and features that are deteriorated.
- Replacement of historic materials and features with new materials where deterioration is so extensive that repair is not possible.

Your plan MAY also include strategies for:

- Alterations to the exterior of the historic building.
- Additions of new rooms or spaces to the exterior of the historic building.

AFTER YOU HAVE DETERMINED YOUR REHABILITATION PLAN:

**REVIEW CHAPTER 2,
GENERAL
GUIDELINES FOR REHABILITATION.**

**THEN PROCEED TO OTHER SPECIAL
CHAPTERS THAT MAY APPLY TO YOUR
PROJECT.**

USE THESE CHAPTERS										
FOR THESE REHAB PROJECTS	BOOK ONE				BOOK TWO					
	Site Design	Signs	Color	Illumination	General Rehab	Commercial Rehab	Cottage Rehab	Auto-oriented Rehab	Landmarks	Technical Rehab
COMMERCIAL TYPE BUILDING	●	●	●	●	●	●				●
COTTAGE TYPE BUILDING	●	●	●	●	●		●			●
AUTO-ORIENTED BUILDING	●	●	●	●	●			●		
LANDMARK BUILDING	●	●	●	●	●				●	●
GENERAL MAINTENANCE	●				●					●